



GRASSROOTS
REALTY GROUP

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345 Yorkville Road SW
Calgary, Alberta

MLS # A2342950



\$750,000

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,921 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Welcome home! Offering over 2,900 sq. ft. of gorgeous, thoughtfully designed living space, this exceptional property stands out with a unique, functional layout built for both active family life and seamless entertaining. Step inside to a bright, expansive main floor featuring an open-concept living room centered around a warm gas fireplace, an inviting dining area, and an additional cozy sitting space. At the heart of the home is the chef-inspired kitchen, complete with a massive central island, generous counter space, and a huge walk-in pantry—perfect for hosting family and friends. A convenient half bath and mudroom area sit just off the double attached garage entrance. As you make your way upstairs, you'll discover a stunning split-level bonus room boasting soaring high ceilings and its own focal-point fireplace, creating the ultimate media room or secondary retreat. The upper level continues to impress with four spacious bedrooms, including a serene primary suite featuring a luxurious 5-piece ensuite bath. A full 4-piece main bathroom and a large dedicated laundry room complete this level for maximum everyday convenience. The unfinished basement offers a blank canvas, framed and ready for your future development ideas—whether you envision a home gym, theatre, or extra guest rooms. Unbeatable Location: Enjoy everyday convenience being just minutes from local shops, restaurants, and top-rated schools. Commuting is a breeze with quick access to public transit, the LRT station, and Stoney Trail. Don't miss the opportunity to make this versatile, beautifully laid-out home yours!